

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING
THE INITIAL REVIEW

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 DRAWING REVISIONS REQ'D SEGGEBRUCH, DAN

PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).
In addition, the plumbing contractor is required to
provide a Letter of Intent on company letterhead with the
license holders signature, a corporate seal (if
incorporated) or notarized (if not incorporated) for all
permit applications per the State of Illinois Public Act
094-0132 and the letter shall include the property
address and the permit number.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.
DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
CONCRETE WALL PANEL SHOP DRAWINGS, (2) SETS REQUIRED.
PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
AND AS OTHERWISE MAY BE REQUIRED PER FIELD INSPECTION.
PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
REQUIRED PER FIELD INSPECTION - NOTE THAT EXTERIOR EM.
LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4.
BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.
ALL OTHER PRIOR COMMENTS RESOLVED BY ARCHITECT RESUBMISSION.

12/07/06 APPROVED

PRIEBE, NANCY

Closed by revision 002 PRINA

NAVILINE

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

001177

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

SEGGEBRUCH, DAN

A SEPARATE PERMIT IS REQUIRED FOR THE INSTALLATION OR
RELOCATION OF FIRE SPRINKLERS.NEW FIRE ALARM NOTIFICATION APPLIANCES WILL BE REQUIRED TO
BE INSTALLED TO MEET THE REQUIREMENTS OF THE ILLINOIS
ACCESSIBILITY CODE SECTION 400.310(s). A SEPARATE PERMIT
IS REQUIRED FOR THE INSTALLATION OR RELOCATION OF FIRE
ALARM DEVICES.-----
AGENCY NAME: BUILDING

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

SEGGEBRUCH, DAN

AGENCY NAME: ELECTRIC

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

JOHNSON, RANDY

AGENCY NAME: MECHANICAL

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ YOUNGREN, JERRY
NO HVAC CHANGES UNDER THIS REVISION

12/07/06 APPROVED

PRIEBE, NANCY

Closed by revision 002 PRINA NAVILINE

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

001178

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT
PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
CONTRACTOR and provide a Letter of Intent on company
letterhead with the license holders signature, a
corporate seal (if incorporated) or notarized (if not
incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall
include the property address and the permit number.

12/07/06 APPROVED

PRIEBE, NANCY

Closed by revision 002 PRINA

NAVILINE

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/28/06 APPROVED

WILLIAMS, GREGG - FIRE

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

12/07/06 REVIEW PENDING

PRIEBE, NANCY

12/11/06 DRAWING REVISIONS REQ'D SCHOLL, CHRISTINE
See Comments issued 12/05/06.

AGENCY NAME: MECHANICAL

DATE ACTION

ACTION BY

12/07/06 REVIEW PENDING

PRIEBE, NANCY

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

12/07/06 REVIEW PENDING

PRIEBE, NANCY

12/08/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING

CONTRACTOR and provide a Letter of Intent on company
letterhead with the license holders signature, a
corporate seal (if incorporated) or notarized (if not

001179

APPLICATION NBR . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

12/08/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT
incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall
include the property address and the permit number.

COMN

City of Aurora – Division of Building and Permits

Plan Examiner Review Sheet

Job Name GEMINI OFFICE DEVELOP.Location 240 N. OAKHURST DR.Permit Number 06 - 3529Review By DAN SEGGERBUCHDate 9-5-06

The following checked items are found to be not in compliance with code:

Permit application information:

- ☒ Provide names & Aurora license numbers of the following contractors. (Aurora Building Code). **ACON**
- ☒ General Contractor (Aurora Building Code).
- ☒ Electrical Contractor (Aurora Building Code).
- ☒ Mechanical Contractor (Aurora Building Code).
- ☒ Plumbing Contractor (Aurora Building Code).

Building plans submittal requirements:

- ☒ Coversheet information indicating the following: **ACOV**
- ☐ Construction type (Aurora Building Code). **2B SPKLED/ALARMED**
- ☐ Use Group classification (Aurora Building Code). **B - OFFICES**
- ☐ Existing square footage (Aurora Building Code). **-**
- ☐ New square footage (Aurora Building Code). **21,777 SF (109,250 ± ALLOW) w/ SPKLED/ALARMED**
- ☒ Occupant load and calculations (Aurora Building Code). **21,777 ÷ 100 = 218 OCC.**
- ☒ Occupant load based on the State of Ill. Plumbing Code (Aurora Building Code). **ONE UNIT @ 1/1 CONFERENCE @ 1/5, 6 @ 1/100, STOR @ 1/300**
- ☐ Live loads utilized in design (Aurora Building Code). **SNOW: 30 PSF + DRIFT WIND: 90 MPH / EXP. C**
- ☐ Provide Design professional's seal with the date of signature and date of expiration (Aurora Building Code). **ASEA** **OK**
- ☐ Provide Design professional's Statement of Compliance (Aurora Building Code). **ASTA**
- ☐ "I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes, including the Environmental Barriers Act [410 ILCS] and the Illinois Accessibility Code (71 ILL. Adm. Code 400)." **OK**
- ☐ Provide project cost of work. **ACST** **OK**

City of Aurora – Division of Building and Permits

Building plans indicating the following:

- ☐ Provide site plan(s) (drawn to scale), indicating the following: **ASIT**
 - ☐ Civil or architectural site plans differentiating new, existing, and demolition construction. **ADIF** *OK*
 - ☒ Accessible route from handicapped parking stalls to accessible entrance (Aurora Building Code). **KRTE** *DIM DTL - YELLOW PAINT / 4" 250 PINE SKIN*
 - ☒ Accessible parking stalls at 16 feet wide (including loading area) and 19 feet deep. (Illinois Accessibility Code). **KHSP** *ACC SP. - MUST MEET IAC 400.310.0.6 - 10% OF TOT. P.K.L. SP.*
 - ☒ Accessible curb ramps per ANSI details 4.27. (Illinois Accessibility Code). **KRMP** *LOC. - NOT IND. ON PLANS*

Architectural drawings (drawn to scale), indicating the following:

- ☐ Entire plan differentiating existing, demolition, and new construction. **DRAW** *OK*
- ☐ Provide a key plan of the building indicating the location of the tenant within the structure. **AKEY** *OK*
- ☐ Provide electrical plans. **AELE** *OK*
- ☐ Provide mechanical plans. **AMEC** *OK*
- ☐ Provide plumbing plans. **APLM** *OK*
 - ☐ Do not provide dead ends at waste lines. **P17** *—*
 - ☐ Do not provide dead ends at water lines. **P25** *—*
- ☐ Door, window and glazing details. **DOOR**
 - ☐ Tempered glass at all hazardous locations per IBC Section 2406. **X06** *OK*
 - ☐ Hardware must be in compliance with the Illinois Accessibility Code. **KHDW** *OK*
 - ☐ Door sizes shall comply with IBC and IAC. **JDR** *OK*
 - ☐ Egress doors shall be readily openable or signage shall be provided in compliance with IBC Section 1003.3.1.8. **J33R** *OK*
 - ☐ Provide releasable safety latch at walk in cooler and freezer doors. **JCLD** *NA*
 - ☐ Provide panic hardware on egress doors in A and E group uses that are 100 or more occupants or in H group uses in compliance with IBC Section 1003.3.1.9. **J33S** *OK*
 - ☐ Provide egress hardware on gates in compliance with IBC Section 1003.3.2 and IAC. **J33B** *NA*
 - ☐ Security grilles shall be in compliance with IBC Section 1003.1.3.5. **J13E** *NA*
- ☐ Provide wall details and building section. **WALL** *OK*
- ☐ Provide perimeter insulation at concrete slab on grade. **AINS** *OK*
- ☐ Provide reflected ceiling plan and details. **RECI** *OK*

City of Aurora – Division of Building and Permits

- ☐ Provide exterior elevations. **EXEL** *OK*
- ☐ All interior finishes shall comply with IBC Chapter 8. **H03A** *OK*
- ☒ Materials in noncombustible buildings must comply with IBC Section 603. **F03A**
PLYWD ROOF SHED. MUST BE FRST - PLS. 3-4-5/16.1
 Provide details indicating compliance with the Illinois Accessibility Code;
- ☐ If door has both a latch and a closer provide a minimum of 12" on the push side of the door per IAC Fig. 25. **KPUS** *OK*
- ☒ Provide 18" clear on the pull side of the door per IAC Fig. 25. **KPUL** *OK*
DR. FROM PASS. 258 TO NURSE ST. 256/DR. FROM PASS. 144 TO MEDS 130
- ☐ Provide bathroom elevations indicating mounting heights and proximity to other obstacles. **ABEL** *OK*
- ☐ Provide handicap accessible toilet room. **KTLT** *OK*
- ☐ Set fixture spacing per IAC and IPC. **KFSP** *OK*
- ☒ Provide handicap accessible shower stalls. **KSHW** *OK* *TLT/SHUR 127 28.1*
NO CURB ALLOW. - IAC 400.310.0.8.8.11
- ☐ Provide letter from tenant or owner indicating 5 or less employees at any time for unisex restroom. **KLET** *NA*
- ☐ Provide handicap accessible drinking fountain. **KEWC** *OK*
- ☐ Provide handicap accessible reception/sales counter. **KCOU** *OK*
- ☒ Provide handicap accessible work counter. **KWCO** *ALL AREAS - IAC 400.320.1.1*
CONF 110/BLVD 115/EXAM 117/117-120-121-122-217-218/UTIL 225-251-252/RECE 242-244-246-248
- ☐ Provide handicap accessible checkout aisles and counters. **KCHK** *NA*
- ☒ Provide handicap accessible lockers. **KLCK** *LOCK - 126*
- ☒ Provide handicap accessible seating. **KSEA** *EX CHANGING RMS 243/45/47/41*
IAC 400.320.0
- ☐ Provide handicap accessibility to stage. **KSTG** *NA*
- ☐ Provide handicap accessible walk-in coolers and freezers. **KWIC** *NA*
- ☒ Provide non-slip flooring. **AFLR** *OK*
- ☐ Provide 7'-0" min. clear between doors in series per IBC Section 1003.3.1.7. **J33Q** *OK*
- ☐ Provide ramp in compliance with IBC Section 1003.3.4 and IAC. **J33D** *NA*
- ☐ Provide ramp edge protection in compliance with IBC Section 1003.3.4.8. **J34H** *NA*
- ☐ Provide letter from owner or tenant indicating that area is to be used for product storage only. **KPSL** *NA*
- ☐ Provide adaptable units in multifamily housing when more than four units in compliance with the Fair Housing Act. **KFHA** *NA*

City of Aurora – Division of Building and Permits

Provide details indicating compliant fire separations;

- ☐ Provide fire rated construction per IBC Tables 601 and 602. **F01** *NA*
- ☐ Provide fire rated corridor walls Per IBC Table 1004.3.2.1 and Section 708. **J43U** *SKIPPED - 10' RATED* *OK*
- ☐ Shafts and vertical exit enclosures shall be rated per IBC Section 707. **G07** *NA*
- ☐ Provide opening protectives in compliance with IBC Section 714. **G14** *NA*
- ☐ Openings in exterior walls shall be constructed in compliance with IBC Sections 704.8, 704.9, 704.10, 704.12 and 704.14. **G04** *OK*
- ☐ Provide draftstopping of attics every 3000 S.F. or as required in attics, mansards, overhangs or other concealed roof spaces in Group R-1 and R-2 buildings in compliance with IBC Section 716.4. **G16D** *OK*
- ☒ Provide fire stopping within concealed spaces of exterior architectural trim at 20' O.C. in compliance with IBC Section 716.2.6. **G16Z** *MANARD ROOFS* *OK*
- ☐ Provide fireblocking of wood concealed sleeper spaces in compliance with IBC Section 716.2.7. **G16A** *DTLS, 3-4-5/AB-1* *NA*
- ☐ Provide fire area separations in compliance with IBC Table 302.3.3 and fire barriers in compliance with Section 706. **C23C** *NA*
- ☐ Provide fire walls in compliance with IBC Section 705. **G05** *NA*
- ☐ Provide rated construction and/or an automatic fire-extinguishing system in compliance with IBC Section 302.1.1 for all incidental use areas. **C02K** *OK*
- ☐ Provide stairway enclosure fire rating to 10' horizontally from a non-rated exterior stair wall in compliance with IBC Section 1005.3.2.1. **J53U** *NA*

Provide details indicating compliance with egress requirements;

- ☐ Minimum allowable aisle is 44", 36" when serving less than 50 people per IBC Section 1004.3.2.2. **J43V** *OK*
- ☐ Doors shall not encroach into the required path of egress. **J32C** *OK*
- ☐ Maximum allowable dead end corridor shall be 20', 50' in B and F occupancies if the building is equipped with an automatic sprinkler. **J43W** *OK*
- ☐ Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes in compliance with IBC Section 1004.2.3. **J42C** *OK*
- ☐ Provide smoke and heat vents per IBC Section 910. **I910** *NA*
- ☒ Provide life safety egress plan. **J003**
- ☒ Provide remote exits in compliance with IBC Section 1004.2.2.1. **J004** *CONF 110*
- ☐ Provide minimum number of exits as required per IBC Section 1005. **J005** *PER FOLL. COMM*
- ☐ Provide level surfaces or landings on each side of a door per IBC Section 1003.3.1.4. **J33N** *(4) EX PROV.* *OK*

IND. THAT CONF 110
MEETS REQTS FOR SPA
W/ (4) ME-110 1004.2.1

City of Aurora – Division of Building and Permits

- ☒ Provide exit signs in compliance with IBC Section 1003.2.10. J32J **EXPRESS FOR**
- ☒ Provide emergency lights in compliance with IBC Section 1003.2.11 and NEC article 700-16. J32K **11 4**
- ☒ Doors shall swing in the direction of egress when serving 50 or more occupants per IBC Section 1003.3.1.2. J33L **DRESS FROM WAIT. 202 TO FISS, 259 OR 262**
- ☐ Provide area for assisted rescue at exterior stairs with wall and door ratings in compliance with IBC Section 1003.2.13.7. J13G **NA**

Provide details indicating compliance with stairway and ramp requirements;

- ☐ Stairs shall meet IBC Section 1003.3.3.3, 11" minimum tread and 7" maximum riser. J33C
- ☐ Provide an area of rescue assistance in compliance with IBC Section 1003.2.13.5 and IAC Section 400.310.B.4 (or .5 if sprinklered). KRES
- ☐ Enclosed stairways as part of an accessible means of egress in non-sprinklered buildings shall be 48" minimum between handrails in compliance with IBC Section 1003.2.13.2. J32M **NA**
- ☐ Provide ramps in compliance with IBC Section 1003.3.4. J33D
- ☐ Provide ramp edge protection in compliance with IBC Section 1003.3.4.8. J34H
- ☐ Handrails shall comply with IBC Section 1003.3.3.11. J33K
- ☐ Guardrails shall comply with IBC Section 1003.2.12. J32L
- ☐ Provide shelving, equipment and furniture layouts. AEQP **OK**

Structural drawings (drawn to scale), indicating the following:

- ☒ Provide pre-engineered building drawings per IBC Section 106. APBD **PREDIST SHEPS**
- ☐ Provide details on new header. AHDR **OK**
- ☐ Provide floor/roof truss drawings per IBC Section 106. ATRU **NA**
- ☒ Provide two copies of soils investigation report. R02
- ☐ Provide frost footings and foundations in compliance with IBC Section 1806.0. R060 **OK**

Provide additional permits as follows:

- ☐ Elevator will require a separate permit. AELV **NA**
- ☒ Building and Site signs will require separate permits. ASG
- ☐ Separate permits are required for tenants. ATEN **NA**

City of Aurora – Division of Building and Permits

Phased permits:

- ☐ Foundation permit. AFDN
- ☐ Unimproved structural shell permit. ASHE NA
- ☐ Improved shell permit. ASHL

Other requirements:

☒ CONCRETE

☐ FPE REVIEW

☒ ALARM

☒ SPKLR

☐

☐

☐



City of Aurora

12-5-06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Architect / Engineer	<input checked="" type="checkbox"/> Contractor
<u>GEMINI OFFICE DEVELOP.</u>		<u>JENSEN & HALSTEAD</u>	<u>KRAHL CONSTRUCTION</u>
<u>ATT: DANIUS PETRONIS</u>		<u>ATT: DAVID EASTUR</u>	<u>ATT: SCOTT MOUSEL</u>
<u>Fax # (312) 634 - 5525</u>		<u>Fax # (312) 664 - 7558</u>	<u>Fax # (312) 707 - 8552</u>

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.

- ☐ This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.
- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Zoning Administration | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Fire Prevention Bureau |
| <input type="checkbox"/> Plan Examiner | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Engineering Address Issuance |
| <input type="checkbox"/> Building | <input type="checkbox"/> Electric | <input type="checkbox"/> Water Administration |

- ☐ This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.

- ☒ This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been satisfactorily addressed to date.

ITEMS: 1) CONTRACTORS, 2) PRECIST DRAWINGS, 3) ZONING/ENG./WATER APPROVALS, 4) NEED (2) SETS
11-21-06 REVISIONS
When responding to the attached comments, please restate the comment and follow with your response. This will expedite your re-review. Any drawing revisions must be CLOUDED & TAGGED as a revision. Approximate re-review for 5 drawings is five (5) working days. If you have questions about your submittal please feel free to call.

Respectfully,

Daniel F. Seggebruch

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Pages follow

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529
 ADDRESS : 240 N OAKHURST DR
 APPLICATION DATE . . : 7/27/06
 APPLICATION TYPE . . : COM - BUSINESS OFFICES

OWNER : GEMINI OFFICE DEVELOPMENT
 ONE SOUTH WACHER DR #800
 CHICAGO IL 60606

CONTRACTOR : KRAHL CONSTRUCTION
 322 S GREEN ST
 CHICAGO IL 60607

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
 GENERAL (116.5), PLUMBING (116.3), MECHANICAL (116.2),
 ELECTRICAL (116.6).

In addition, the plumbing contractor is required to
 provide a Letter of Intent on company letterhead with the
 license holders signature, a corporate seal (if
 incorporated) or notarized (if not incorporated) for all
 permit applications per the State of Illinois Public Act
 094-0132 and the letter shall include the property
 address and the permit number.

PROVIDE COVER SHEET NOTES AS PER CITY OF AURORA BUILDING
 CODE ORD. 001-47.

A. OCCUPANT LOAD PER CHAPTER 10, SECTION 1003 IBC - SHOW
 OCCUPANT LOAD FOR BUILDING CALCULATED AT THE RATES OF
 1 OCC./15 S.F. FOR CONFERENCE/LOUNGE/WAITING AREAS,
 1 OCC./100 S.F. FOR ALL BUSINESS AREAS & 1 OCC./300 S.F.
 FOR ALL MECHANICAL/STORAGE ROOMS.

B. OCCUPANT LOAD BASED ON THE STATE OF ILLINOIS PLUMBING
 CODE SECTION 890.810(2) - UNISEX TOILET ROOMS ARE ONLY
 ALLOWED IN EXCESS OF REQUIRED FACILITIES DESIGNATED FOR
 MEN & WOMEN WITH ADA/IAC COMPLIANT SIGNAGE.

PROVIDE HANDICAPPED ACCESSIBLE ROUTE 1:20 MAX PER THE
 ILLINOIS ACCESSIBILITY CODE FROM REQUIRED ACCESSIBLE
 PARKING STALLS TO ACCESSIBLE BUILDING ENTRANCES - THE
 PARKING LOCATIONS ARE NOT CLEAR ON SITE PLANS.

PROVIDE ACCESSIBLE PARKING STALLS 16' WIDE (INCLUDING
 AISLE) AND 19' DEEP MIN. PER THE ILLINOIS ACCESSIBILITY
 CODE - DIMENSIONED DETAIL REQUIRED FOR REVIEW WITH
 YELLOW PAVEMENT MARKINGS AND SIGNAGE LOCATION/MOUNTING
 INDICATED (NOTE '\$250 FINE' SIGN REQUIRED AS OF 1-1-06).

Where is stuff d.c. Phy.

001188

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE 2

CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE 1 HANDICAPPED PARKING SPACE/EACH 25 (OR PORTION OF) STANDARD SPACES PER THE ILLINOIS ACCESSIBILITY CODE OR INDICATE IF 10% ACCESSIBLE PARKING REQUIREMENT PER IAC 400.310.c.6 IS REQUIRED AND MET IN PARKING LAYOUT. - *Not*
 PROVIDE HANDICAPPED CURB RAMP PER ANSI DETAILS 4.27 AND THE ILLINOIS ACCESSIBILITY CODE - LOCATIONS NOT INDICATED ON SITE PLANS.
 Materials in noncombustible buildings must comply with IBC Section 603 - PLYWOOD MANSARD ROOF SHEATHING MUST BE FRT (FIRE RETARDANT TREATED) AT DETAILS 3-4-5/A6.1.
 PROVIDE FIREBLOCKING WITHIN CONCEALED SPACES OF EXTERIOR ARCHITECTURAL TRIM AT 20' INTERVALS IN COMPLIANCE WITH IBC SECTION 716.2.6 - APPLIES TO MANSARD ROOF DETAILS 3-4-5/A6.1.
 PROVIDE HANDICAPPED MANUVERING CLEARANCES AT DOORS PER ILLINOIS ACCESSIBILITY CODE. 18" CLEAR REQUIRED ON PULL SIDE PER IAC ILLUSTRATION B, FIG. 25 - APPLIES TO DOOR FROM PASSAGE 258 TO NURSE STATION 256 AND DOOR FROM PASSAGE 144 TO STORAGE/MEDS 130.
 PROVIDE HANDICAP ACCESSIBLE SHOWER STALLS IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(O)(8)(B) AND FIGURES 35, 36, AND 37 - APPLIES TO TOILET/SHOWER 127 DETAIL 20/A9.1, NO CURB ALLOWED PER IAC 400.310.o.8.B.vi.
 PROVIDE HANDICAP ACCESSIBLE WORK COUNTER PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310(W) - MAX. 34" AFF RIM HEIGHT REQUIRED FOR COUNTER/SINK (48" PARALLEL APPROACH) AT CONFERENCE 110/BLOOD DRAW 115/214/EXAM 117-119-120-121-122-217-218/UTILITY 225-251-252/PROCEDURE 242-244-246-248 AS PER IAC 400.320.d.1.E.
 PROVIDE HANDICAP ACCESSIBLE LOCKERS IN THE NUMBER AND DESIGN AS REQUIRED PER THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(P) - APPLIES TO LOCKERS 126, MIN. 5% REQUIRED.
 PROVIDE HANDICAP ACCESSIBLE SEAT IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE SECTION 400.320.c - APPLIES TO CHANGING ROOMS 243/245/247/249, MIN. 5% REQUIRED OF TOTAL.
 Provide life safety egress plan with analysis of egress capacity width per occupant load served and travel distances per IBC Section 1003, IBC Table 1003.2.3, IBC Section 1004, IBC Section 1006.
 PROVIDE REMOTE EXITS IN COMPLIANCE WITH IBC SECTION 1004.2.2.1 - APPLIES TO CONFERENCE 110 PER FOLLOWING COMMENT AND LIFE SAFETY EGRESS PLAN.
 PROVIDE MINIMUM NUMBER OF EXITS AS REQUIRED PER IBC SECTION 1005 - INDICATE THAT CONFERENCE MEETS REQUIREMENTS AS A

001189

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 SPACE WITH ONE (1) MEANS OF EGRESS PER IAC 1004.2.1 OR
 ADD SECOND EXIT PER LIFE SAFETY EGRESS PLAN.
 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE
 SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS IN
 COMPLIANCE WITH IBC SECTION 1003.3.1.2 - APPLIES TO DOOR
 FROM WAITING 202 TO PASSAGE 259 OR 262 DUE TO OCCUPANT
 LOAD SERVED IN EXCESS OF FIFTY (50).
 PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
 AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER
 LIFE SAFETY EGRESS PLAN.
 PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
 1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
 REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN.
 NOTE THAT EXTERIOR EM. LIGHTING REQUIRED AT EXIT DOORS
 PER IBC 1003.2.11.2.4.
 PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.
 DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
 STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
 CONCRETE WALL PANEL SHOP DRAWINGS.
 SUBMIT TWO COPIES OF A FOUNDATION AND SOILS INVESTIGATION
 PER IBC SECTION 1802.
 INDICATE THAT PROJECT MEETS REQUIREMENTS OF 2006 ILLINOIS
 ENERGY CONSERVATION CODE BY SUBMISSION OF 'COMCHECK'
 REPORT OR ALTERNATE METHOD.
 BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.

11/28/06 APPROVED

PRIEBE, NANCY

Closed by revision 001 PRINA

NAVILINE

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

9/06/06 DRAWING REVISIONS REQ'D BUENGER, MIKE

- 1) Provide civil engineering drawings showing the location of all fire hydrants within 500 feet of the proposed building. 2-Hydrants are needed within 300 feet of all areas of the building and 2 additional hydrants are needed within 500 feet of the building for a total of 4 hydrants. Aurora City Ordinance, Section 17-111
- 2) A separate permit is required for the installation of fire alarm appliances.
- 3) A separate permit is required for the installation of

001190

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

9/06/06 DRAWING REVISIONS REQ'D BUENGER, MIKE
fire sprinklers.

11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: ZONING

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/03/06 ON HOLD FOR RESUBMITTAL CONNOLLY, DAVID
Held pending final plan approval from P & D Committee.

AGENCY NAME: BUILDING

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/01/06 ON HOLD FOR RESUBMITTAL JOHNSON, DOUG
Waiting room 202 needs proper second exit. Need to verify
hardware for front double leaf doors (no flush bolts).

11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: ELECTRIC

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 ON HOLD FOR RESUBMITTAL DOLAN, RICHARD
Only one service is permitted per bldg. unless it meets one
of three exceptions. Also needs contractor.

11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: MECHANICAL

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

001191

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: MECHANICAL

DATE ACTION

ACTION BY

7/28/06 REGISTERED CONTRACTOR REQ RITHALER, RON

11/28/06 APPROVED

PRIEBE, NANCY

Closed by revision 001 PRINA

NAVILINE

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING CONTRACTOR and provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall include the property address and the permit number.

A vac. relief valve is required on a water heater when it is mounted above the fixtures or is bottom fed.

If there are more than 5 employees working at any one time separate restrooms for men and women shall be provided.

11/28/06 APPROVED

PRIEBE, NANCY

Closed by revision 001 PRINA

NAVILINE

AGENCY NAME: FIRE IMPACT FEES

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

11/28/06 APPROVED

WILLIAMS, GREGG - FIRE

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

8/02/06 ON HOLD FOR RESUBMITTAL WILLIAMS, GREGG - FIRE
submit hydrant layout plan

11/28/06 APPROVED

PRIEBE, NANCY

Closed by revision 001 PRINA

NAVILINE

001192

DATE: 12/05/06 PLAN REVIEW CORRECTIONS REPORT PAGE 6
CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA IL 60505

APPLICATION NBR : 06-00003529

AGENCY NAME: FOX METRO WTR RECLAM

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
SUBMIT SEPARATELY TO FOX METRO. UPON PAYMENT OF THEIR FEES
PROVIDE BUILDING DEPARTMENT WITH THEIR YELLOW CARD.
CONTACT THE ENGINEERING DEPT @ FOX METRO (630)301-6882

11/13/06 APPROVED METZGER, DAWN

AGENCY NAME: HIGHWAY IMPACT TAX

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
PROVIDE COUNTY HIGHWAY IMPACT TAX RECEIPT;
FOR DUPAGE COUNTY CONTACT JENNIFER SHANAHAN AT
(630)407-6674.
FOR KANE COUNTY CONTACT JERRY DICKSON AT
(630)845-3799 or dicksonjerry@co.kane.il.us

11/17/06 APPROVED MAIR, JANINE

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
NEED ENGINEERING ISSUED STREET ADDRESS. DAN G.(630)844-3620.
NEED APPROVAL FROM THE CITY OF AURORA ENGINEERING DEPARTMENT
PETE HAURYKIEWICZ @ (630) 844-3620. 44 E. DOWNER PLACE
ENGINEERING NEEDS AN INDEPENDANT SUBMITTAL OF TWO SETS OF
CIVIL ENGINEER STAMPED PLANS AND AN APPLICATION FORM WITH
THE FOLLOWING INFORMATION.
DEVELOPER / OWNER NAME PROJECT NAME
CONTACT PERSON ENGINEERING COMPANY
ADDRESS,CITY,STATE,ZIP CONTACT PERSON
PHONE#, FAX#, E-MAIL ADDRESS,CITY,STATE,ZIP
PHONE#, FAX#, E-MAIL

IN ADDITION WATER ADMINISTRATION PERMIT FEE ASSESMENT OCCURS
AFTER ENGINEERING APPROVAL. IF YOU ARE PROVIDING A NEW
WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

001193

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING
THE INITIAL REVIEW-----
AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 DRAWING REVISIONS REQ'D SEGGEBRUCH, DAN

PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).
In addition, the plumbing contractor is required to
provide a Letter of Intent on company letterhead with the
license holders signature, a corporate seal (if
incorporated) or notarized (if not incorporated) for all
permit applications per the State of Illinois Public Act
094-0132 and the letter shall include the property
address and the permit number.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.
DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
CONCRETE WALL PANEL SHOP DRAWINGS, (2) SETS REQUIRED.

PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
AND AS OTHERWISE MAY BE REQUIRED PER FIELD INSPECTION.

PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
REQUIRED PER FIELD INSPECTION - NOTE THAT EXTERIOR EM.
LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4.

BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.

ALL OTHER PRIOR COMMENTS RESOLVED BY ARCHITECT RESUBMISSION.

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

SEGGEBRUCH, DAN

A SEPARATE PERMIT IS REQUIRED FOR THE INSTALLATION OR
RELOCATION OF FIRE SPRINKLERS.

NEW FIRE ALARM NOTIFICATION APPLIANCES WILL BE REQUIRED TO
BE INSTALLED TO MEET THE REQUIREMENTS OF THE ILLINOIS
ACCESSIBILITY CODE SECTION 400.310(s). A SEPARATE PERMIT

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PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

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IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

12/05/06 APPROVED

SEGGEBRUCH, DAN

IS REQUIRED FOR THE INSTALLATION OR RELOCATION OF FIRE
ALARM DEVICES.

AGENCY NAME: BUILDING

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

SEGGEBRUCH, DAN

AGENCY NAME: ELECTRIC

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

JOHNSON, RANDY

AGENCY NAME: MECHANICAL

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ YOUNGREN, JERRY
NO HVAC CHANGES UNDER THIS REVISION

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
CONTRACTOR and provide a Letter of Intent on company
letterhead with the license holders signature, a
corporate seal (if incorporated) or notarized (if not
incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall
include the property address and the permit number.

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION

ACTION BY

001195

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR. . . : 06-00003529

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION

ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/28/06 APPROVED

WILLIAMS, GREGG - FIRE

001196

*** MULTI TX/RX REPORT ***

JOB NO. 4320
PGS. 10
TX/RX INCOMPLETE -----
TRANSACTION OK (1) 13126345525
(2) 13126647558
(3) 13127078552
ERROR -----



City of Aurora

12-5-06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

☐ Owner ☒ Tenant

☒ Architect / Engineer

☒ Contractor

GEMINI OFFICE DEVELOP.

JENSEN & HALSTEAD

KRAHL CONSTRUCTION

ATT: DAINIUS PETRONIS

ATT: DAVID EASTR

ATT: SCOTT MOUSEL

☒ Fax # (312) 634 - 5525

☒ Fax # (312) 664 - 7558

☒ Fax # (312) 707 - 8552

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.



This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

- ☐ Zoning Administration
- ☐ Plan Examiner
- ☐ Building

- ☐ Plumbing
- ☐ Mechanical
- ☐ Electric

- ☐ Fire Prevention Bureau
- ☐ Engineering Address Issuance
- ☐ Water Administration



This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.



This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been

001197



City of Aurora

9.7.06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Architect / Engineer	<input checked="" type="checkbox"/> Contractor
<u>GEMINI OFFICE DEVELOP.</u>		<u>JENSEN & HALSTEAD</u>	<u>KRAHL CONSTRUCTION</u>
<u>ATT: DAINIUS PETRONIS</u>		<u>ATT: DAVID DASTUR</u>	<u>ATT: SCOTT MOUSEL</u>
<hr/>		<hr/>	<hr/>
<hr/>		<hr/>	<hr/>
<input checked="" type="checkbox"/> Fax # (312) 634-5525	<input checked="" type="checkbox"/> Fax # (312) 664-7558	<input checked="" type="checkbox"/> Fax # (312) 707-8552	

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.

☐ This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Zoning Administration | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Fire Prevention Bureau |
| <input type="checkbox"/> Plan Examiner | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Engineering Address Issuance |
| <input type="checkbox"/> Building | <input type="checkbox"/> Electric | <input type="checkbox"/> Water Administration |

☒ This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.

☐ This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been satisfactorily addressed to date.

When responding to the attached comments, please restate the comment and follow with your response. This will expedite your re-review. Any drawing revisions must be **CLOUDED & TAGGED** as a revision. Approximate re-review for drawings is five (5) working days. If you have questions about your submittal please feel free to call.

Respectfully,

Daniel F. Seggebruch

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Pages follow

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529
 ADDRESS : 240 N OAKHURST DR
 APPLICATION DATE . . : 7/27/06
 APPLICATION TYPE . . : COM - BUSINESS OFFICES

OWNER : GEMINI OFFICE DEVELOPMENT
 ONE SOUTH WACHER DR #800
 CHICAGO IL 60606

CONTRACTOR :

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
~~GENERAL (116.5),~~ PLUMBING (116.3), MECHANICAL (116.2),
 ELECTRICAL (116.6).

In addition, the plumbing contractor is required to
 provide a Letter of Intent on company letterhead with the
 license holders signature, a corporate seal (if
 incorporated) or notarized (if not incorporated) for all
 permit applications per the State of Illinois Public Act
 094-0132 and the letter shall include the property
 address and the permit number.

PROVIDE COVER SHEET NOTES AS PER CITY OF AURORA BUILDING
 CODE ORD. 001-47.

OK A. OCCUPANT LOAD PER CHAPTER 10, SECTION 1003 IBC - SHOW *530 OCC. TOTAL*
 OCCUPANT LOAD FOR BUILDING CALCULATED AT THE RATES OF
 1 OCC./15 S.F. FOR CONFERENCE/LOUNGE/WAITING AREAS, *5,692 sq/15 = 380*
 1 OCC./100 S.F. FOR ALL BUSINESS AREAS & 1 OCC./300 S.F. *14,342 sq/100 = 144*
 FOR ALL MECHANICAL/STORAGE ROOMS. *S: 1,743 sq/300 = 6*

OK B. OCCUPANT LOAD BASED ON THE STATE OF ILLINOIS PLUMBING
 CODE SECTION 890.810(2) - UNISEX TOILET ROOMS ARE ONLY
 ALLOWED IN EXCESS OF REQUIRED FACILITIES DESIGNATED FOR
 MEN & WOMEN WITH ADA/IAC COMPLIANT SIGNAGE.

PROVIDE HANDICAPPED ACCESSIBLE ROUTE 1:20 MAX PER THE
 ILLINOIS ACCESSIBILITY CODE FROM REQUIRED ACCESSIBLE
 PARKING STALLS TO ACCESSIBLE BUILDING ENTRANCES - THE
 PARKING LOCATIONS ARE NOT CLEAR ON SITE PLANS.

PROVIDE ACCESSIBLE PARKING STALLS 16' WIDE (INCLUDING
 AISLE) AND 19' DEEP MIN. PER THE ILLINOIS ACCESSIBILITY
 CODE - DIMENSIONED DETAIL REQUIRED FOR REVIEW WITH
 YELLOW PAVEMENT MARKINGS AND SIGNAGE LOCATION/MOUNTING
 INDICATED (NOTE '\$250 FINE' SIGN REQUIRED AS OF 1-1-06).

PROVIDE 1 HANDICAPPED PARKING SPACE/EACH 25 (OR PORTION OF)
 STANDARD SPACES PER THE ILLINOIS ACCESSIBILITY CODE OR

001199

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

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APPLICATION NBR . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN

INDICATE IF 10% ACCESSIBLE PARKING REQUIREMENT PER IAC 400.310.c.6 IS REQUIRED AND MET IN PARKING LAYOUT. OKPROVIDE HANDICAPPED CURB RAMP PER ANSI DETAILS 4.27 AND THE ILLINOIS ACCESSIBILITY CODE - LOCATIONS NOT INDICATED ON SITE PLANS. OKMaterials in noncombustible buildings must comply with IBC Section 603 - PLYWOOD MANSARD ROOF SHEATHING MUST BE FRT (FIRE RETARDANT TREATED) AT DETAILS 3-4-5/A6.1. OKPROVIDE FIREBLOCKING WITHIN CONCEALED SPACES OF EXTERIOR ARCHITECTURAL TRIM AT 20' INTERVALS IN COMPLIANCE WITH IBC SECTION 716.2.6 - APPLIES TO MANSARD ROOF DETAILS 3-4-5/A6.1. NAPROVIDE HANDICAPPED MANUVERING CLEARANCES AT DOORS PER ILLINOIS ACCESSIBILITY CODE. 18" CLEAR REQUIRED ON PULL SIDE PER IAC ILLUSTRATION B, FIG. 25 - APPLIES TO DOOR FROM PASSAGE 258 TO NURSE STATION 256 AND DOOR FROM PASSAGE 144 TO STORAGE/MEDS 130. OKPROVIDE HANDICAP ACCESSIBLE SHOWER STALLS IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(O)(8)(B) AND FIGURES 35, 36, AND 37 - APPLIES TO TOILET/SHOWER 127 DETAIL 20/A9.1, NO CURB ALLOWED PER IAC 400.310.o.8.B.vi. OKPROVIDE HANDICAP ACCESSIBLE WORK COUNTER PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310(W) - MAX. 34" AFF RIM HEIGHT REQUIRED FOR COUNTER/SINK (48" PARALLEL APPROACH) AT CONFERENCE 110/BLOOD DRAW 115/214/EXAM 117-119-120-121-122-217-218/UTILITY 225-251-252/PROCEDURE 242-244-246-248 AS PER IAC 400.320.d.1.E. OKPROVIDE HANDICAP ACCESSIBLE LOCKERS IN THE NUMBER AND DESIGN AS REQUIRED PER THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(P) - APPLIES TO LOCKERS 126, MIN. 5% REQUIRED. OKPROVIDE HANDICAP ACCESSIBLE SEAT IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE SECTION 400.320.c - APPLIES TO CHANGING ROOMS 243/245/247/249, MIN. 5% REQUIRED OF TOTAL. OKProvide life safety egress plan with analysis of egress capacity width per occupant load served and travel distances per IBC Section 1003, IBC Table 1003.2.3, IBC Section 1004, IBC Section 1006. OKPROVIDE REMOTE EXITS IN COMPLIANCE WITH IBC SECTION 1004.2.2.1 - APPLIES TO CONFERENCE 110 PER FOLLOWING COMMENT AND LIFE SAFETY EGRESS PLAN. OKPROVIDE MINIMUM NUMBER OF EXITS AS REQUIRED PER IBC SECTION 1005 - INDICATE THAT CONFERENCE MEETS REQUIREMENTS AS A SPACE WITH ONE (1) MEANS OF EGRESS PER IAC 1004.2.1 OR ADD SECOND EXIT PER LIFE SAFETY EGRESS PLAN. OK

001200

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

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CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION

ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE
SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS IN
COMPLIANCE WITH IBC SECTION 1003.3.1.2 - APPLIES TO DOOR
FROM WAITING 202 TO PASSAGE 259 OR 262 DUE TO OCCUPANT
LOAD SERVED IN EXCESS OF FIFTY (50).

PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER
LIFE SAFETY EGRESS PLAN.

PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN.
NOTE THAT EXTERIOR EM. LIGHTING REQUIRED AT EXIT DOORS
PER IBC 1003.2.11.2.4.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.
DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
CONCRETE WALL PANEL SHOP DRAWINGS.

SUBMIT TWO COPIES OF A FOUNDATION AND SOILS INVESTIGATION
PER IBC SECTION 1802.

INDICATE THAT PROJECT MEETS REQUIREMENTS OF 2006 ILLINOIS
ENERGY CONSERVATION CODE BY SUBMISSION OF 'COMCHECK'
REPORT OR ALTERNATE METHOD.

BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

9/06/06 DRAWING REVISIONS REQ'D BUENGER, MIKE

1) Provide civil engineering drawings showing the location
of all fire hydrants with in 500 feet of the proposed
building. 2-Hydrants are needed with in 300 feet of all
areas of the building and 2 additional hydrants are needed
with in 500 feet of the building for a total of 4 hydrants.
Aurora City Ordinance, Section 17-111

2) A separate permit is required for the installation of
fire alarm appliances.

3) A separate permit is required for the installation of
fire sprinklers.

AGENCY NAME: ZONING

DATE ACTION

ACTION BY

001201

APPLICATION NBR . . : 06-00003529

AGENCY NAME: ZONING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/03/06 ON HOLD FOR RESUBMITTAL CONNOLLY, DAVID
Held pending final plan approval from P & D Committee.

AGENCY NAME: BUILDING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/01/06 ON HOLD FOR RESUBMITTAL JOHNSON, DOUG
Waiting room 202 needs proper second exit. Need to verify
hardware for front double leaf doors (no flush bolts).

AGENCY NAME: ELECTRIC

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 ON HOLD FOR RESUBMITTAL DOLAN, RICHARD
Only one service is permitted per bldg. unless it meets one
of three exceptions. Also needs contractor.

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 REGISTERED CONTRACTOR REQ RITHALER, RON

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL
PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
CONTRACTOR and provide a Letter of Intent on company
letterhead with the license holders signature, a
corporate seal (if incorporated) or notarized (if not
incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall

001202

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

5

CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL

include the property address and the permit number.

A vac. relief valve is required on a water heater when it is mounted above the fixtures or is bottom fed.

If there are more than 5 employees working at any one time seperate restrooms for men and women shall be provided.

AGENCY NAME: FIRE IMPACT FEES

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

8/02/06 ON HOLD FOR RESUBMITTAL WILLIAMS, GREGG - FIRE
submit hydrant layout plan

AGENCY NAME: FOX METRO WTR RECLAM

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

SUBMIT SEPARATELY TO FOX METRO. UPON PAYMENT OF THEIR FEES

PROVIDE BUILDING DEPARTMENT WITH THEIR YELLOW CARD.

CONTACT THE ENGINEERING DEPT @ FOX METRO (630)301-6882

AGENCY NAME: HIGHWAY IMPACT TAX

DATE ACTION

ACTION BY

7/27/06 REVIEW PENDING

PRIEBE, NANCY

PROVIDE COUNTY HIGHWAY IMPACT TAX RECEIPT;

FOR DUPAGE COUNTY CONTACT JENNIFER SHANAHAN AT
(630)407-6674.

FOR KANE COUNTY CONTACT JERRY DICKSON AT

(630)845-3799 or dicksonjerry@co.kane.il.us

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION

ACTION BY

001203

CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: ENGINEERING DEPARTME

DATE	ACTION	ACTION BY
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7/27/06	REVIEW PENDING NEED ENGINEERING ISSUED STREET ADDRESS. DAN G. (630) 844-3620. NEED APPROVAL FROM THE CITY OF AURORA ENGINEERING DEPARTMENT PETE HAURYKIEWICZ @ (630) 844-3620. 44 E. DOWNER PLACE ENGINEERING NEEDS AN INDEPENDANT SUBMITTAL OF TWO SETS OF CIVIL ENGINEER STAMPED PLANS AND AN APPLICATION FORM WITH THE FOLLOWING INFORMATION. DEVELOPER / OWNER NAME CONTACT PERSON ADDRESS, CITY, STATE, ZIP PHONE#, FAX#, E-MAIL	PRIEBE, NANCY PROJECT NAME ENGINEERING COMPANY CONTACT PERSON ADDRESS, CITY, STATE, ZIP PHONE#, FAX#, E-MAIL
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IN ADDITION WATER ADMINISTRATION PERMIT FEE ASSESMENT OCCURS
AFTER ENGINEERING APPROVAL. IF YOU ARE PROVIDING A NEW
WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE	ACTION	ACTION BY
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7/27/06	REVIEW PENDING ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING THE INITIAL REVIEW	PRIEBE, NANCY
---------	--	---------------

001204

*** MULTI TX/RX REPORT ***

JOB NO. 3383
PGS. 7
TX/RX INCOMPLETE -----
TRANSACTION OK (1) 13126345525
(2) 13126647558
(3) 13127078552

ERROR



City of Aurora

9.7.06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

☐ Owner ☒ Tenant

☒ Architect / Engineer

☒ Contractor

GEMINI OFFICE DEVELOP.

JENSEN & HALSTEAD

KRAHL CONSTRUCTION

ATT: DANNIUS PETRONIS

ATT: DAVID CASTOR

ATT: SCOTT MOUSEL

☒ Fax # (312) 634-5525

☒ Fax # (312) 664-7558

☒ Fax # (312) 707-8552

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.



This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

☐ Zoning Administration

☐ Plumbing

☐ Fire Prevention Bureau

☐ Plan Examiner

☐ Mechanical

☐ Engineering Address Issuance

☐ Building

☐ Electric

☐ Water Administration



This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.



This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been

001205



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

November 29, 2006

Mr. Daniel Seggebruch
Building Department
City of Aurora
65 Water Street
Aurora, Illinois 60505

06.-3529. C-BU

240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT

RJ

RE: Gemini Office Development
240 North Oakhurst Drive
Aurora, IL
Aurora Application No. 06-00003529
MEI Project No. 06-PR-5004

Dear Mr. Seggebruch:

Following are our responses to your comment letter dated 09/07/06. Our responses are **bolded** and *italicized*.

1. Provide handicapped accessible route 1:20 maximum per the Illinois Accessibility Code from required accessible parking stalls to accessible building entrances – the parking locations are not clear on site plans.

Handicapped accessible route is shown at the main entrance at 2.0%, which is after the ramp. Refer to Sheet C2.0.

2. Provide accessible parking stalls 16' wide (including aisle) and 19' deep minimum per the Illinois Accessibility Code – dimensioned detail required for review with yellow pavement markings and signage location/mounting indicated (note '\$250 Fine' sign required as of 01/01/06).

Proposed accessible parking stalls are 18' wide (including aisle) and 19' deep. Please refer to Sheet C-3.0 detail with regard to pavement markings, sign location, and fire.

3. Provide 1 handicapped parking space/each 25 (or portion of) standard spaces per the Illinois Accessibility Code or indicate if 10% accessible parking requirement per IAC 400.310.c.6 is required and met in parking layout.

Another handicapped parking space was added, as required.

001206

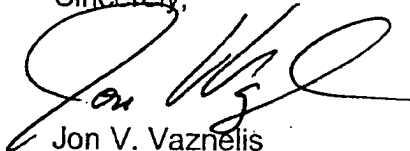
Page 2 of 2
Mr. Daniel Seggebruch
Building Department
City of Aurora
November 29, 2006

4. Provide handicapped curb ramp per ANSI details 4.27 and the Illinois Accessibility Code – locations not indicated on site plans.

Locations of the handicapped curb ramp were added in the plan. Please refer to Sheet C1.0

Should there be any questions regarding the above, please do not hesitate in contacting me at 1 (630) 271-0770 Ext. 105.

Sincerely,



Jon V. Vaznelis
Project Manager

JVV:pjo

cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd.
Mr. Thomas W. Lehman, Partners in Development

Enclosures

001007

JENSEN & HALSTEAD LTD.

06.-3529. C-BU

240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT

R1

November 22, 2006

Del F. Seggebruch
Examiner
City of Aurora
Division of Building and Permits
Department of Community Development
651 West Street
Aurora, Illinois 60505

Re Gemini Office Development
J&H Project No. 25151
Application No. 06-00003529

Dear Mr. Seggebruch,

Please find an item-by-item response to your Plans Review Corrections Report comments dated September 7, 2006.

PLUMBING EXAMINER- Seggebruch, Dan

PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001. GENERAL (116.5), PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).

In addition, the plumbing contractor is required to provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall include the property address and the permit number.

Response: The General Contractor will provide this information when the contract is awarded.

358 West Ontario Street
Chicago, Illinois 60610

T 312.664-7557 F 312.664-7558
www.jensenandhalstead.com

David K. Dastur AIA
Senior Principal

Francisco Rosas CSI
Senior Principal

Glenn D. Seerup AIA
Principal

A HISTORY OF INNOVATION IN ARCHITECTURE



001208